



**ZIONSVILLE TOWN COUNCIL
MEETING MEMORANDA
FOR
MONDAY, JULY 6, 2020 AT 7:00 P.M.
ELECTRONIC MEETING**

This meeting was conducted pursuant to Governor Eric J. Holcomb's Executive Orders 20-02, 20-04 and 20-08 and Governor Holcomb's Exercise of his powers under Indiana's Emergency Management and Disaster Law, Ind. Code 10-14-3, *et seq.*

Additional information about this meeting was provided in the annex published with the Agenda

Date of Preparation: July 8, 2020

1. OPENING

- A. Call meeting to order
- B. Pledge of Allegiance
- C. Municipal Relations Coordinator Amy Lacy took Council attendance.
Council Members Present: Josh Garrett, President; Bryan Traylor, Vice-President; Brad Burk, Alex Choi, Joe Culp, Craig Melton and Jason Plunkett
Also present: Heather Willey, Town Council Attorney; Amy Lacy, Municipal Relations Coordinator and Town Department Staff.

2. APPROVAL OF THE MEMORANDUM OF THE JUNE 15, 2020 REGULAR MEETING (copy posted)

COUNCIL ACTION: Councilor Plunkett moved to approve the Memoranda of the June 15, 2020 Town Council Meeting.

Councilor Choi seconded the motion.

Ms. Lacy took a roll call vote:

ROLL CALL VOTE:

PRESIDENT GARRETT	Yea
VICE-PRESIDENT TRAYLOR	Yea
COUNCILOR BURK	Yea
COUNCILOR CHOI	Yea
COUNCILOR CULP	Yea
COUNCILOR MELTON	Yea
COUNCILOR PLUNKETT	Yea

The Memoranda of the June 15, 2020 meeting was approved by a vote of seven in favor, zero opposed. (7-0)

3. REQUEST TO SPEAK

Zionsville resident Craig Triscari spoke in opposition to the Van Trust project, stating that Van Trust had failed to run eight-inch water lines into Saratoga Springs as promised and was still in violation of its commitment letter. Mr. Triscari again read a portion of Resolution 2020-07, a resolution declaring an economic revitalization area and approving an application for property tax abatement, aloud. He expressed his disagreement and concerns with it. He also expressed his disagreement of the terms of the Tax Abatement Agreement.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

A. A RESOLUTION TO CALL FOR SOCIAL JUSTICE

Resolution 2020-08

Councilor Choi presented Resolution 2020-08, stating that the resolution was in response to the police brutality incident in Minnesota resulting in the death of George Floyd in May. He said that there are still issues and prejudices present in how we address our Black community and other minorities.

Councilor Choi stressed that the Zionsville community and the Town Council have a responsibility to ensure Black residents and neighbors feel welcome and protected in Zionsville and that with this resolution we take steps to be a community that is inclusive and welcoming to all.

President Garrett gave a further explanation of the resolution and its support of the Black Lives Matter movement. He gave further information about the motives in creating the resolution and expressed his support. Discussion in support of the resolution among the Councilors followed. The positive diversity initiatives of Zionsville Police Chief Michael Spears were also noted.

COUNCIL ACTION: Councilor Choi moved to approve Resolution 2020-08. Councilor Culp seconded the motion.

Ms. Lacy took a roll call vote:

ROLL CALL VOTE:

PRESIDENT GARRETT	Yea
VICE-PRESIDENT TRAYLOR	Yea
COUNCILOR BURK	Yea
COUNCILOR CHOI	Yea
COUNCILOR CULP	Yea
COUNCILOR MELTON	Yea
COUNCILOR PLUNKETT	Yea

Resolution #2020-08 was approved by a vote of seven in favor, zero opposed. (7-0)

B. A CONFIRMATORY RESOLUTION OF THE TOWN OF ZIONSVILLE, INDIANA FOR THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND APPROVAL OF REAL PROPERTY TAX ABATEMENT APPLICATION AND A TAX ABATEMENT AGREEMENT (VANTRUST REAL ESTATE, LLC)

PUBLIC HEARING

Resolution 2020-09

Attorney Matt Price, representing developer Van Trust, presented Resolution 2020-09 and the Tax Abatement Application and Agreement. He gave an overview of the proposed Economic Revitalization Area and the developer's plans and their commitments. He noted that the project represented an investment of approximately 48 million dollars, stating that with the abatement they were requesting, the property would generate over 3.2 million dollars in taxes over the next ten years.

He stated that the Tax Abatement Agreement was a typical and standard agreement and it that it did not affect any residential area but only the revitalization area.

With Proof of Publication for a Public Hearing noted, President Garrett opened the Public Hearing for comment.

Craig Triscari spoke in opposition to the structure of the Tax Abatement Agreement, stating that it was not favorable to Zionsville. He also expressed disapproval of the Van Trust project. President Garrett cautioned Mr. Triscari to limit his comments to the subject of the Public Hearing, the Tax Abatement. Mr. Triscari offered further comments regarding the abatement structure, saying Zionsville would be leaving money on the table.

With no further public comment, President Garrett closed the Public Hearing.

Discussion followed, including discussion on the structure of the Tax Abatement Agreement. Councilor Choi stated that the ten year traditional abatement schedule proposed in the Tax Abatement Agreement offered by Van Trust resulted in a 49 ½% discount when abatements were added up over the course of

the ten year period, as opposed to 55% with the ten year even declining abatement referred to by Mr. Triscari. Attorney Jeff Jacob, representing residents of Saratoga Springs, and Van Trust attorney Matt Price answered questions from the Council.

COUNCIL ACTION: President Garrett moved to approve both Resolution #2020-09 and the Tax Abatement Agreement in a single vote.

Councilor Melton seconded the motion.

Ms. Lacy took a roll call vote:

ROLL CALL VOTE:

PRESIDENT GARRETT	Yea
VICE-PRESIDENT TRAYLOR	Yea
COUNCILOR BURK	Yea
COUNCILOR CHOI	Yea
COUNCILOR CULP	Yea
COUNCILOR MELTON	Yea
COUNCILOR PLUNKETT	Yea

Resolution #2020-09 and the Tax Abatement Agreement were approved by a vote of seven in favor, zero opposed. (7/0)

6. **OTHER MATTERS**

There were no other matters to discuss.

7. **APPROVAL OF CLAIMS**

COUNCIL ACTION: President Garrett moved to approve claims as presented. Vice-President Traylor seconded the motion.

Ms. Lacy took a roll call vote:

ROLL CALL VOTE:

PRESIDENT GARRETT	Yea
VICE-PRESIDENT TRAYLOR	Yea
COUNCILOR BURK	Yea
COUNCILOR CHOI	Yea
COUNCILOR CULP	Yea
COUNCILOR MELTON	Yea
COUNCILOR PLUNKETT	Yea

Claims were approved by a vote of seven in favor, zero opposed. (7-0)

8. **ADJOURN**

COUNCIL ACTION: Councilor Plunkett moved to adjourn the meeting. Councilor Choi seconded the motion.

Director Lacy took a roll call vote:

ROLL CALL VOTE:

PRESIDENT GARRETT	Yea
VICE-PRESIDENT TRAYLOR	Yea
COUNCILOR BURK	Yea
COUNCILOR CHOI	Yea
COUNCILOR CULP	Yea
COUNCILOR MELTON	Yea
COUNCILOR PLUNKETT	Yea

The motion was approved by a vote of seven in favor, zero opposed. (7-0)

The next regular Town Council meeting is scheduled for Monday, July 20, 2020 at 7:30 a.m. The meeting will be conducted electronically. Members of the public shall have the right to attend Town Council Public Meetings via electronic communication. A Zoom link will be provided in the meeting notice.

Respectfully Submitted,

Amelia Lacy, Municipal Relations Coordinator
Town of Zionsville